

oakheart

£300,000

Guide Price

Plume Avenue, Colchester

Guide Price: £300,000 - £325,000.

Located in the sought-after Prettygate area of Colchester, this well-presented three-bedroom semi-detached home offers generous living space, a practical layout, and excellent access to high-performing primary and secondary schools, local amenities, and transport links.

Upon entering, you are welcomed by a bright entrance hall

leading to a large living room with patio doors opening onto the rear garden, creating a light and airy feel. The kitchen is well-appointed, providing ample worktop and cupboard space, and also benefits from direct access to the garden via patio doors. Off the kitchen is a dining room, which in turn leads to a utility room and a convenient downstairs shower room.

The first floor comprises a landing, a generous principal bedroom with full-length sliding built-in wardrobes, and two further

bedrooms—one of which includes a large airing cupboard. A family bathroom and separate WC complete the accommodation on this level.

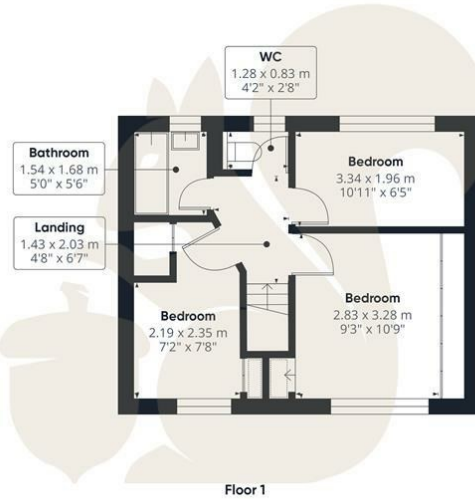
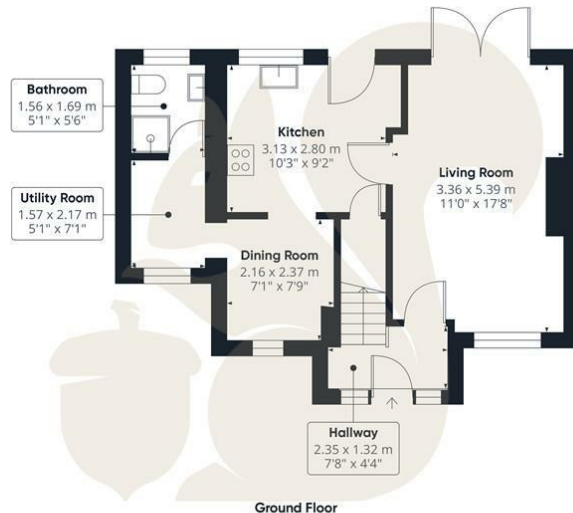
The rear garden begins with a paved patio seating area, ideal for outdoor dining, with the remainder mainly laid to lawn and bordered by mature hedgerows. Additional features include a timber storage shed, external cold water tap, and a side access gate. The front garden is mainly laid to lawn with planted beds and a pedestrian pathway leading to the front entrance door.











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Approximate total area⁰¹
73.2 m²
789 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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